

Team Yarra Valley 03 5967 1800 03 5966 2800 sales@mcmath.com.au

Statement of Information

Single residential property located in the Melbourne metropolitan area

| | | | Section 4 | I/AF Of | tne Estate | Agents Act 1980 |
|---------------------------------------|------------------|---|-------------------|---------|------------|-------------------------------------|
| Property offered f | or sale | | | | | |
| Addre Including suburb a postco | ind | Gladstone Street | , Lilydale Vic 31 | 40 | | |
| Indicative selling | price | | | | | |
| For the meaning of th | his price see co | nsumer.vic.gov.a | au/underquotin | 9 | | |
| Range between \$3 | 320,000 | & | \$350,000 | | | |
| Median sale price | | | | | | |
| Median price \$49 | 8,500 He | ouse | Unit X | | Suburb | Lilydale |
| Period - From 01/0 | 04/2018 to | 31/03/2019 | Sour | ceREIV | | |
| Comparable prop | erty sales (*D | elete A or B b | elow as appli | cable) | | |
| | the estate ager | ies sold within to nt or agent's rep | | | | in the last six- nparable to the |
| Address of comparable property | | | | | Price | Date of sale |
| 1 | | | | | | |
| 2 | | | | | | |
| 3 | | | | | | |
| OR | | | | | | |

В* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.





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not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.

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Indicative Selling Price \$320,000 - \$350,000 Median Unit Price Year ending March 2019: \$498,500



Rooms:

Property Type: Strata Unit/Flat

Agent Comments

Comparable Properties

2 Jaipril PI LILYDALE 3140 (VG)

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Price: \$332,000 Method: Sale Date: 13/12/2018

Rooms: -

Property Type: House (Res)

Agent Comments



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Price: \$340,000 **Method:** Private Sale **Date:** 22/11/2018

Rooms: 2

Property Type: House **Land Size:** 68 sqm approx

Agent Comments

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